

Item # 11, Oct 2, 2017



DEPARTMENT OF COMMUNITY
DEVELOPMENT
PLANNING DIVISION
TOWN OF WEST HARTFORD
50 SOUTH MAIN STREET
WEST HARTFORD, CT 06107-2431
TEL: 860.561.7555 FAX: 860.561.7504
www.westhartfordct.gov

PERMIT APPLICATION FOR: (check one of the following)

☐ Lot Split ☒ Special Use Permit ☐ Site Plan
☐ Lot Line Revisions ☐ Subdivision ☐ Building Line

File #: 1311 Date Received: 6.22.17
Street Address of Proposed Application: 34 (aka 36) LaSalle Rd.
Zone: _____ Acreage/Lot Area: _____ Parcel/Lot#: _____
Application Fee: \$350. Surcharge Fee: \$60. Affidavit Fee: \$20.

Applicant's Interest in Property: Leasing the space

Brief Description of Proposed Activity: "Restaurant" Outside
Patio 10 seats "DIVISION WEST"

The undersigned warrants the truth of all statements contained herein and in all supporting documents to the best of his/her knowledge and belief. Furthermore, the applicant agrees that submission of this document constitutes permission and consent to Commission and Staff inspections of the site. Note: Notice is hereby given the Connecticut Department of Public Health must be notified by applicants for any project located within a public water supply aquifer protection area or watershed area. (CTDPH website at <http://www.dph.state.ct.us>)

Savjach Partners LLC
Record Owner's Name

PO Box 27763
Street
West Hartford CT 06127
City State Zip
860 978 9253
Telephone #

Contact Person:

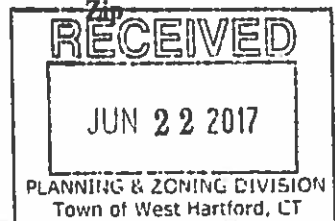
JIMI BRAHIMI
Name
292 Middletown Rd
Street
Berlin CT, 06037
City State Zip
860 967 4447
Telephone #

Jim Brahim
Applicant's Name

36 LaSalle Road
Street
West Hartford CT 06107
City State Zip
860 967 4447
Telephone #

[Signature]
Applicant's Signature

[Signature] - Agent of Savjach Partners
Signature of Owner/Authorized Agent



Bjmi.2022@gmail.com
Email Address
CC: JAB@JABAIA.com

RECEIVED

JUL 17 2017

PLANNING & ZONING DIVISION
Town of West Hartford, CT

J O S E P H A B U C H E K
A I A A R C H I T E C T L L C

Regarding Division West Special Use Permit (Revised 07-18-17)

Analysis of code 177-37.2 Requirements

A. Space Definition/Location

1. A powder coated aluminum railing 42" high with an open railing separates the outdoor dining area from public way. This design maintains the open appearance of the dining area. Each railing post has a plate for stable standing position, this allows for removal and storage during the off-season.
2. The applicant would like to maintain overhead protection for its patrons in the outdoor dining area. A retractable cantilevered awning structure will be installed which extends four feet eight inches (4'-8") from the façade in order to shelter the outdoor dining which extends four feet eight inches (4'-8") from the façade. The plans show this awning placed eight feet (8'-0") above the ground.
3. No fire hydrants or hose couplings are obstructed by the outdoor dining plan, nor are any underground utility cabinets or vaults is impacted.
4. The outdoor dining area has been designed to meet the state liquor control standards. Applicant intends to continue to serve alcoholic beverages in this area and the design has been submitted to the requisite state liquor control authorities. No alcoholic beverages will be served in the proposed outdoor dining area unless all needed permits are maintained from the state.
5. The proposed outdoor dining area is adjacent to and will be maintained flush with the existing public walkway. Minimum walkway clearance will be 7'-5".

B. Operations

1. Handicap-accessible dining is provided, compliant with State of Connecticut code, in the proposed outdoor dining area. Diners may enter through the entrance and request an outdoor patio table from a member of the Division West staff. Patrons are then

escorted through the entrance into the outdoor dining area. The outdoor tables will be 34" high in order to accommodate a wheelchair as per the most recent ADA standards.

2. The kitchen facility has been designed to serve the entire restaurant, including the outdoor dining area. Staff will bring refuse and all other ancillary items directly into the kitchen; there will be no waste receptacles outside.
3. Applicant's plans were submitted to the West Hartford-Bloomfield Health district for review and comment prior to the 2017 public hearing. The plans have been designed such that:
 - a. The kitchen facilities are adequate to service the entire restaurant, including the outdoor dining area; and moreover, that there will be no outdoor cooking;
 - b. Outdoor storage areas will not be needed for plates, utensils, supplies, etc.;
 - c. Refuse and all other ancillary items will be taken directly into the kitchen thus negating the need for outdoor refuse receptacles
4. No outdoor heating units will be provided.
5. No outdoor music system will be provided.
6. The plans call for patrons to be seated at two tables in the outdoor dining area. There is no service bar in the outdoor dining area. Any service of alcoholic beverages will be adjunct to the service of food. Patrons will be regularly monitored, both inside the restaurant as well as at the outdoor tables. Any guest disturbing persons beyond the premises through loud, boisterous or disruptive behavior will, at a minimum, be asked to cease such behavior. If necessary, the guest will be asked to leave.
7. The outdoor dining area will not be used between 12:00 am and 8:00 am
8. Animals shall not be permitted within outdoor dining areas, except for service animals.
9. No outdoor lighting will be provided. There will be no flashing or blinking lights.

C. Maintenance

- 1** The outdoor dining area shall be kept clear of litter, food scraps, soiled dishes and utensils at all times. The sidewalk surface area in and around the outdoor dining area shall be swept as necessary(daily) and cleaned to remove greases, oils and stains (monthly). Spilled materials will be cleaned promptly.
- 2** No trash receptacles will be kept in patio area. Refuse and all other ancillary items will be taken directly into the kitchen and emptied when full in regular courses.
- 3** The proposal does not call for any umbrellas.
- 4** Tables and chairs are of commercial grade and will sufficiently weighted to avoid displacement by the wind.
- 5** The entirety of the proposed outdoor dining enclosure including tables, chairs, and fencing, shall be removed and stored indoors or off-premises during the months when the outdoor dining is not in use. All that will remain in the winter months is retractable awning.

Conclusion

Based upon the foregoing, Division West respectfully requests that the commission approve this application to amend the Special Use Permit. We are fully prepared to respond to staff comments and to address the commission's questions at the public hearing.



8 BISHOP ROAD
WEST HARTFORD, CT 06119
PHONE: 860-233-0242
FAX: 860-233-0229
MOBILE: 860-202-6951
EMAIL: jab@jabaia.com

Forwarded on 9.26.17 to
A. Kovath (Lux Bond + Green)
T. Dumais
C. Dorau
J. Buche K

Pg 1 of 2

Brittany Bermingham

From: John Phillips
Sent: Monday, September 25, 2017 1:44 PM
To: Brittany Bermingham
Cc: Todd Dumais; Catherine Dorau
Subject: RE: 34 (aka 36) Lasalle Road - Outdoor Dining SUP # 1311 - Division West Restaurant

My apologizes for dropping the ball on this. I lost track of it.

3. We would like to request that the garbage can be moved from the front of our store and placed in front of the new ice cream place or in front of Savoy. We are not a food establishment, and the garbage cans have become a receptacle for those drinkers and street eaters. Likewise, the garbage begins to smell because of thrown out food and beverages during the hot summer months and would like that addressed in the future.

Public Works will remove the waste container. LaSalle Rd generates what I call walking waste. We focus public waste receptacles at pedestrian collection points such as crosswalks at intersections. The ice cream shop or Savory should be handling their own waste generated from their business and not reliant on public waste receptacles. Public Works is not equipped with adequately resources to meet the demands of cleaning public waste receptacles on demand or on a regular bases. The public waste receptacles are large and can recreate an unwanted obstacle if in front of another business. Likely other business will request the have it moved as well.

John Phillips
Director of Public Works
West Hartford
860-561-8101

"With willing hearts and skillful hands, the difficult we can do at once...the impossible takes a bit longer." US Navy Seabees

From: Brittany Bermingham
Sent: Monday, September 25, 2017 12:23 PM
To: John Phillips <JohnP@WestHartfordCT.gov>
Cc: Todd Dumais <Todd.Dumais@WestHartfordCT.gov>; Catherine Dorau <cdorau@WestHartfordCT.gov>
Subject: FW: 34 (aka 36) Lasalle Road - Outdoor Dining SUP # 1311 - Division West Restaurant

Hi John- I am following up again regarding Division West Restaurant. Please see Cathy's email below.

This item is going to a public hearing on October 2 so if we can get a response as soon as possible, that would be great.

Thank you,
Brittany

Pg. 2 of 2

From: Brittany Bermingham
Sent: Monday, August 28, 2017 9:19 AM
To: Catherine Dorau <cdorau@WestHartfordCT.gov>; Todd Dumais <Todd.Dumais@WestHartfordCT.gov>
Cc: Duane Martin <DuaneM@WestHartfordCT.gov>
Subject: FW: 34 (aka 36) Lasalle Road - Outdoor Dining SUP # 1311 - Division West Restaurant

Hi John- We wanted to follow up on our email below regarding comments that were made when Division West Restaurant came to TPZ. Duane addressed number 4 from the attached document. Can you respond to number 3?

Thanks,
Brittany

From: Catherine Dorau
Sent: Thursday, August 10, 2017 2:05 PM
To: John Phillips <JohnP@WestHartfordCT.gov>; Duane Martin <DuaneM@WestHartfordCT.gov>
Cc: Todd Dumais <Todd.Dumais@WestHartfordCT.gov>; Brittany Bermingham <Brittany.Bermingham@WestHartfordCT.gov>
Subject: 34 (aka 36) Lasalle Road - Outdoor Dining SUP # 1311 - Division West Restaurant

Hello John and Duane,

The TPZ has an outdoor dining application for the subject location – with a public hearing scheduled for September 6th. At the August TPZ meeting the abutter Lux Bond and Green Jeweler's submitted to staff a correspondence (see attached) and requested responses to their concerns which will be addressed at the public hearing.

Numbers 1 and 2 – we've asked the applicant to respond. Would either of you be able to respond to numbers 3 and 4? Your response by August 25th would be appreciated. Please let me know if you think WHBHD should address the refuse container – in particular the odor concern.

Numbers 5 and 6 will be addressed by the Planning and Zoning Division.

Thank you,
Cathy

Catherine Dorau
Associate Planner
Town of West Hartford
Department of Community Development: Planning and Zoning Division
50 South Main Street, Room 214 | West Hartford, CT 06107 | ph 860.561.7554 | f 860.561.7504

9/21/17 - Annie Andrews (u)
J. Brahim
J. Buchele
T. Dumais
B. Birmingham

Catherine Dorau

From: Christine Campasano
Sent: Friday, September 01, 2017 9:16 AM
To: Catherine Dorau
Cc: Todd Dumais; Brian Pudlik
Subject: FW: 34 (aka 36) Lasalle Road - Outdoor Dining SUP # 1311 - Division West Restaurant

Cathy,

In response to Question #5, portable signs are permitted. Per the Town of West Hartford Zoning Ordinances Signs §177-33 (G)(2)(d), there may not be more than one portable sign for each unit of occupancy on each street on which such unit of occupancy has frontage. The sign area of each moveable sign shall not exceed six square feet and shall be located in back of the street line. No permit is required for these portable signs.

The frame is the issue with most portable signs. We no longer see an A-frame sign but rather a sign within a sidewalk frame with a weighted base. Top Level Salon had two portable signs displayed on Lasalle as depicted in the photo provided by LBG. They were notified in July to remove their additional sign and be sure the sign met the size requirement. The signage area meets the 6 square feet requirement; however, the frame does not. We will notify both salons that their portable signage including the frame must not exceed 6 square feet.

Once Division West establishes their outdoor dining area, where the salons place their portable signs may be limited. They should not place the signs where it obstructs pedestrian traffic or the entrance to the second floor.

Thanks,

Christine Campasano

Town of West Hartford

Department of Community Development: Planning & Zoning Division

50 South Main Street | West Hartford CT 06107 | t 860.561.7557 | f 860.561.7504

christine.campasano@westhartfordct.gov

From: Catherine Dorau
Sent: Thursday, August 10, 2017 2:11 PM
To: Brian Pudlik <Brian.Pudlik@WestHartfordCT.gov>; Christine Campasano <Christine.Campasano@WestHartfordCT.gov>
Cc: Todd Dumais <Todd.Dumais@WestHartfordCT.gov>; Brittany Bermingham <Brittany.Bermingham@WestHartfordCT.gov>
Subject: 34 (aka 36) Lasalle Road - Outdoor Dining SUP # 1311 - Division West Restaurant

Brian and Christine,

The TPZ has an outdoor dining application for the subject location – with a public hearing scheduled for September 6th. At the August TPZ meeting the abutter Lux Bond and Green Jeweler's submitted to staff a correspondence (see attached) and requested responses to their concerns which will be addressed at the public hearing.

Numbers 1 and 2 – we've asked the applicant to respond. Numbers 3 and 4 have been sent to PW and Engineering for comments.

Please respond by Friday, August 25th to number 5 dealing with the sandwich boards.

Thank you,
Cathy

Catherine Dorau
Associate Planner

Catherine Dorau

From: Todd Dumais
Sent: Thursday, August 31, 2017 9:58 AM
To: Catherine Dorau; bjimi2022@gmail.com
Cc: 'Joseph Buchek'
Subject: RE: 36 Lasalle Outdoor Seating

Jimi,
I strongly suggest providing fencing in lieu of the bench. Not sure if the TPZ would approve as currently shown even with anchors on the bench.

Todd Dumais
Town Planner
Town of West Hartford
Department of Community Development : Planning & Zoning Division
50 South Main Street | West Hartford CT 06107 | t 860.561.7556 | f 860.561.7504

From: Catherine Dorau
Sent: Wednesday, August 30, 2017 3:30 PM
To: bjimi2022@gmail.com
Cc: 'Joseph Buchek' <jab@jabaia.com>; Todd Dumais <Todd.Dumais@WestHartfordCT.gov>
Subject: FW: 36 Lasalle Outdoor Seating
Importance: High

Jimi,
We've reviewed the plan received Monday. All portions of the fence, including the base plate, are required to be on private property. The anchor system as shown on the plan is considered a tripping hazard and will be over the property line – therefore an adjustment is required. The second attachment is a sample of another outdoor dining location that uses sleeves into the pavers (Bar Louie Restaurant, 51 Isham Rd.). If your fencing is custom perhaps they can utilize something similar. The chair detail should be dimensioned. Signage is a separate approval process through (Zoning/Building/Fire may reviews) and reference to signage should be removed from the outdoor dining SUP plan.

The bench would need to have an anchoring mechanism shown on the plan or replace it with chairs and fencing. A revised plan should be submitted no later than noon Friday, September 1st. Please let me know if you have any questions.
Re

Regards,
Cathy

Catherine Dorau
Associate Planner
Town of West Hartford
Department of Community Development: Planning and Zoning Division
50 South Main Street, Room 214 | West Hartford, CT 06107 | ph 860.561.7554 | f 860.561.7504

From: J A Buchek AIA Architect LLC [<mailto:jab@jabaia.com>]

Sent: Sunday, August 27, 2017 4:18 PM

To: Catherine Dorau <cdorau@WestHartfordCT.gov>

Cc: Todd Dumais <Todd.Dumais@WestHartfordCT.gov>; bjimi2022@gmail.com; jab@jabaia.com

Subject: 36 Lasalle Outdoor Seating

Catherine,

I apologize for the delay getting this drawing out to you. I have revised the drawing based on the most recent information provided to me by you and the owner.

Thanks,

Joe



8 BISHOP ROAD WEST HARTFORD CT P 860-233-0242 M 860-202-6951 WWW.JABAIA.COM

Division West

36 Lasalle Road

Forwarded on 9.27.17 to:
J. Buchet
A. Andreani
T. Dumas
C. Boran
West Hartford CT

Answers for public hearing regarding Application (SUP #1311) August 7, 2017

Question 1

The Seating for the New Restaurant Will be 4'8" from the base of the building. I don't know how far the kabob seating comes out. The seating will end next to the street signs for the hair salons on the second floor. The alleyway will not be affected by the seating for DW. The patio distance from the nearest corner of the three planting is 7'.

Question 2.

I don't have any plans for the alleyway but I do agree that the door should remain shut. Not sure how will that effect the alleyway.



Simi Brohimi

Applicant

A large, stylized handwritten signature in black ink, consisting of a large loop and a long horizontal stroke.

c: Annie Andrews (LBGS)
J. Brahimi
J. Buckheck
T. Dumais

Brittany Bermingham

From: Duane Martin
Sent: Monday, August 14, 2017 4:52 PM
To: Catherine Dorau; John Phillips
Cc: Todd Dumais; Brittany Bermingham
Subject: RE: 34 (aka 36) Lasalle Road - Outdoor Dining SUP # 1311 - Division West Restaurant
Question #4 Response to abutter's question

Cathy,

I just sent an approved permit to a contractor for CNG to restore the brick paver sidewalk in front of 36 LaSalle Road. Their Call Before You Dig start date is this Friday, August 18th. So this issue/concern should be resolved soon.

Duane J. Martin, P.E.
Town Engineer
Town of West Hartford

Department of Community Development: Engineering Division

50 South Main Street, Room 204 | West Hartford CT 06107 | t 860.561.7539 | f 860.561.7551



From: Catherine Dorau
Sent: Thursday, August 10, 2017 2:05 PM
To: John Phillips <JohnP@WestHartfordCT.gov>; Duane Martin <DuaneM@WestHartfordCT.gov>
Cc: Todd Dumais <Todd.Dumais@WestHartfordCT.gov>; Brittany Bermingham <Brittany.Bermingham@WestHartfordCT.gov>
Subject: 34 (aka 36) Lasalle Road - Outdoor Dining SUP # 1311 - Division West Restaurant

Hello John and Duane,

The TPZ has an outdoor dining application for the subject location – with a public hearing scheduled for September 6th. At the August TPZ meeting the abutter Lux Bond and Green Jeweler's submitted to staff a correspondence (see attached) and requested responses to their concerns which will be addressed at the public hearing.

Numbers 1 and 2 – we've asked the applicant to respond. Would either of you be able to respond to numbers 3 and 4? Your response by August 25th would be appreciated. Please let me know if you think WHBHD should address the refuse container – in particular the odor concern.

Numbers 5 and 6 will be addressed by the Planning and Zoning Division.

Thank you,
Cathy

Catherine Dorau

Associate Planner

Town of West Hartford

Department of Community Development: Planning and Zoning Division

50 South Main Street, Room 214 | West Hartford, CT 06107 | ph 860.561.7554 | f 860.561.7504

Forwarded to 7.31.17 to: J. Buckle
J. Brahimi
T. Dumais
C. Dorau

Brittany Bermingham

From: Tim Mikloiche
Sent: Monday, July 31, 2017 10:39 AM
To: Brittany Bermingham
Subject: RE: SUP for Staff Review- 34 Lasalle (Division West Restaurant)

Hi Brittany,

No issue for 10 additional seats.

Timothy J. Mikloiche, Building Official
Supervisor of Inspections
Town of West Hartford

Department of Community Development: Building Inspection Division

50 South Main Street, Room 208 | West Hartford CT 06107 | t 860.561.7536 | f 860.561.6939

From: Brittany Bermingham
Sent: Thursday, July 27, 2017 12:27 PM
To: Tim Mikloiche <TMikloiche@WestHartfordCT.gov>
Subject: FW: SUP for Staff Review- 34 Lasalle (Division West Restaurant)

Tim- Can you take a look at this one?

Thanks,
Brittany

From: Brittany Bermingham
Sent: Tuesday, July 18, 2017 10:03 AM
To: Bob Proctor <BobP@WestHartfordCT.gov>; Aimee Eberly <Aimee.Eberly@WestHartfordCT.gov>; Brian Pudlik <Brian.Pudlik@WestHartfordCT.gov>; Tracey Gove <TGove@WestHartfordCT.gov>; Mike Sinsigalli <MSinsigalli@WestHartfordCT.gov>; Tim Mikloiche <TMikloiche@WestHartfordCT.gov>
Cc: Todd Dumais <Todd.Dumais@WestHartfordCT.gov>; Catherine Dorau <cdorau@WestHartfordCT.gov>
Subject: SUP for Staff Review- 34 Lasalle (Division West Restaurant)

Hello,

Our office is in receipt of one SUP application- 34 Lasalle Road (AKA 36 Lasalle Road), Division West Restaurant, and will be going to public hearing in August. Please review the attached plans and narrative and send our office comments by **Wednesday, July 26.**

Please note, the attached outdoor dining application is only for **four-seats**. The application still says 10 and the applicant is working to change that. Also, there will be no heaters.

Thank you,
Brittany

Brittany A. Bermingham



MEMORANDUM

TO: Todd Dumais, Town Planner
FROM: ^{DJM} Duane J. Martin, P.E., Town Engineer
RE: 34 LaSalle Road - Special Use Permit No. 1311 – Division West Restaurant
DATE: July 27, 2017

The Engineering Division reviewed the Special Use Permit No. 1311 received on June 22, 2017 for 34 LaSalle Road and has no comments. We find the application acceptable.

Forwarded on July 21, 2017 to:

J. Buche K
J. Brahimi

Brittany Bermingham

From: Brian Pudlik
Sent: Friday, July 21, 2017 11:37 AM
To: Brittany Bermingham
Cc: Catherine Dorau; Todd Dumais
Subject: RE: SUP for Staff Review- 34 Lasalle (Division West Restaurant)

Brittany,

While I have no concerns regarding the placement of the proposed outdoor dining area for this location or the plans associated with this application, I do want to stress to the applicant the importance of implementing the modified railing system with mounting flanges that are parallel to the railing as shown in detail #3 on sheet A-4.03, rather than those that are perpendicular to the railing as shown in the cut sheet for the railing system. If not implemented in this way, the mounting flange will extend into the pedestrian passage way and could pose a tripping hazard. It is particularly important in this case because the railing is proposed immediately adjacent to the property line, so if the mounting flange is perpendicular to the railing it will extend over the property line and into the right of way which is not permissible.

Brian Pudlik
Zoning Enforcement Officer

Town of West Hartford | Room 214 | 50 South Main Street | West Hartford, CT 06107
Desk: 860.561.7553 | Fax: 860.561.7504
Department of Community Development: Planning & Zoning Division

From: Brittany Bermingham
Sent: Tuesday, July 18, 2017 10:03 AM
To: Bob Proctor <BobP@WestHartfordCT.gov>; Aimee Eberly <Aimee.Eberly@WestHartfordCT.gov>; Brian Pudlik <Brian.Pudlik@WestHartfordCT.gov>; Tracey Gove <TGove@WestHartfordCT.gov>; Mike Sinsigalli <MSinsigalli@WestHartfordCT.gov>; Tim Mikloiche <TMikloiche@WestHartfordCT.gov>
Cc: Todd Dumais <Todd.Dumais@WestHartfordCT.gov>; Catherine Dorau <cdorau@WestHartfordCT.gov>
Subject: SUP for Staff Review- 34 Lasalle (Division West Restaurant)

Hello,

Our office is in receipt of one SUP application- 34 Lasalle Road (AKA 36 Lasalle Road), Division West Restaurant, and will be going to public hearing in August. Please review the attached plans and narrative and send our office comments by **Wednesday, July 26.**

Please note, the attached outdoor dining application is only for **four-seats**. The application still says 10 and the applicant is working to change that. Also, there will be no heaters.

Thank you,
Brittany

Brittany A. Bermingham
Planning Technician

Please note, the attached outdoor dining application is only for **four-seats**. The application still says 10 and the applicant is working to change that. Also, there will be no heaters.

Thank you,
Brittany

Brittany A. Bermingham
Planning Technician
Town of West Hartford
Department of Community Development: Planning & Zoning Division
50 South Main Street, Room 214 | West Hartford CT 06107 | t 860.561.7555 | f 860.561.7504
brittany.bermingham@westhartfordct.gov

Forwarded on 7.19.17 to: J. Buchek
J. Blahini
T. Dumais
C. Dorau

Brittany Bermingham

From: Bob Proctor
Sent: Wednesday, July 19, 2017 10:26 AM
To: Catherine Dorau
Cc: Todd Dumais; Brittany Bermingham; Aimee Krauss
Subject: 34 La Salle Rd. ,Division West Restaurant, SUP File #1311, OUTSIDE DINING

Cathy,

We have reviewed the narrative and plan set for the proposed outdoor dining at Division West Restaurant and find it to be acceptable as presented. It is our understanding that the SUP Application is to provide four seats at the proposed outside dining area.

Bob Proctor, RS
West Hartford Bloomfield Health District

Forwarded on 7.19.17 to: J. Brahimi
J. Buchek
T. Dumais
C. Dorau

Brittany Bermingham

From: Tracey Gove
Sent: Wednesday, July 19, 2017 7:34 AM
To: Brittany Bermingham; Bob Proctor; Aimee Eberly; Brian Pudlik; Mike Sinsigalli; Tim Mikloiche
Cc: Todd Dumais; Catherine Dorau
Subject: RE: SUP for Staff Review- 34 Lasalle (Division West Restaurant)

No issues from PD on this.

From: Brittany Bermingham
Sent: Tuesday, July 18, 2017 10:03 AM
To: Bob Proctor <BobP@WestHartfordCT.gov>; Aimee Eberly <Aimee.Eberly@WestHartfordCT.gov>; Brian Pudlik <Brian.Pudlik@WestHartfordCT.gov>; Tracey Gove <TGove@WestHartfordCT.gov>; Mike Sinsigalli <MSinsigalli@WestHartfordCT.gov>; Tim Mikloiche <TMikloiche@WestHartfordCT.gov>
Cc: Todd Dumais <Todd.Dumais@WestHartfordCT.gov>; Catherine Dorau <cdorau@WestHartfordCT.gov>
Subject: SUP for Staff Review- 34 Lasalle (Division West Restaurant)

Hello,

Our office is in receipt of one SUP application- 34 Lasalle Road (AKA 36 Lasalle Road), Division West Restaurant, and will be going to public hearing in August. Please review the attached plans and narrative and send our office comments by **Wednesday, July 26.**

Please note, the attached outdoor dining application is only for **four-seats**. The application still says 10 and the applicant is working to change that. Also, there will be no heaters.

Thank you,
Brittany

Brittany A. Bermingham
Planning Technician
Town of West Hartford
Department of Community Development: Planning & Zoning Division
50 South Main Street, Room 214 | West Hartford CT 06107 | t 860.561.7555 | f 860.561.7504
brittany.bermingham@westhartfordct.gov

Forwarded on July 18, 2017 to: J. Buchek
T. Dumais
C. Dorau
J. Brahimi

Brittany Bermingham

From: Mike Sinsigalli
Sent: Tuesday, July 18, 2017 10:56 AM
To: Brittany Bermingham
Subject: RE: SUP for Staff Review- 34 Lasalle (Division West Restaurant)

Brittany,

Review of the above application indicated that the railing barrier is not being secured to the pavement or the building. It has been our experience that such fences, when not securely fastened, will migrate and cause an obstruction to the path of egress travel from the building. For that reason, I am recommending that the fence be securely fastened to prohibit movement.

Michael Sinsigalli
Assistant Fire Chief
West Hartford Fire Department
860-561-8308

The fire that you prevent may be the one that would have taken your life!

Please note email address change to msinsigalli@westhartfordct.gov
[Follow Us](#)

From: Brittany Bermingham
Sent: Tuesday, July 18, 2017 10:03 AM
To: Bob Proctor <BobP@WestHartfordCT.gov>; Aimee Eberly <Aimee.Eberly@WestHartfordCT.gov>; Brian Pudlik <Brian.Pudlik@WestHartfordCT.gov>; Tracey Gove <TGove@WestHartfordCT.gov>; Mike Sinsigalli <MSinsigalli@WestHartfordCT.gov>; Tim Mikloiche <TMikloiche@WestHartfordCT.gov>
Cc: Todd Dumais <Todd.Dumais@WestHartfordCT.gov>; Catherine Dorau <cdorau@WestHartfordCT.gov>
Subject: SUP for Staff Review- 34 Lasalle (Division West Restaurant)

Hello,

Our office is in receipt of one SUP application- 34 Lasalle Road (AKA 36 Lasalle Road), Division West Restaurant, and will be going to public hearing in August. Please review the attached plans and narrative and send our office comments by **Wednesday, July 26.**

Please note, the attached outdoor dining application is only for **four-seats**. The application still says 10 and the applicant is working to change that. Also, there will be no heaters.

Thank you,
Brittany

Brittany A. Bermingham
Planning Technician
Town of West Hartford
Department of Community Development: Planning & Zoning Division

c: John Phillips
(8-10-17) Duane Martin
Brian Rudlik

Received 8/7/17

Christine Campasano, Jimi Brahimi,
J. Buchet

Lux Bond and Green – Questions for Public Hearing regarding Application (SUP #1311)
August 7, 2017

Annie Andreoni Kovath, Store Manager. 860-521-3015
anniea@lbgreen.com

1. Will the seating for the new restaurant be out to the same distance as the kabob house? Where will the seating end with the unattractive signs at the end of the building and the unsafe traffic that now goes through the alleyway? Also, the distance to the curb with the trees is very short and those with strollers makes it almost one way traffic.
2. What are the plans for the alleyway? The door should remain shut. How will this affect the alleyway?
3. We would like to request that the garbage can be moved from the front of our store and placed in front of the new ice cream place or in front of Savoy. We are not a food establishment, and the garbage cans have become a receptacle for those drinkers and street eaters. Likewise, the garbage begins to smell because of thrown out food and beverages during the hot summer months and would like that addressed in the future.
4. What are the plans to complete the work (rebrick) that went through the alleyway and sidewalk? The black paving strip is unattractive, as is the spray paint that is marking the sidewalk and street.
5. Are the plastic sandwich boards for the hair salon and barber allowed and are there any restrictions for size or overall appearance? They are large, not appealing and would also affect where seating would go for the new restaurant. We will not permit them to be in front of our business and think they would further impede the flow of traffic if there was also seating.
6. What are the overall plans for the future of West Hartford Center and the additional restaurants and both on sidewalk seating and the parking implications?

